



City of Bloomington

Housing and Neighborhood Development Department



2018 Consolidated Annual Performance and Evaluation Report

August 9, 2019 Draft

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

HAND was once again successful in reaching thousands of low and moderate-income households in Bloomington during the 2018 program year. Over 20,000 of such individuals were public service beneficiaries of federal funding through HAND, including but not limited to those seeking food assistance and shelter from violence. Public Facilities were also improved, ranging from City projects such as sewers and streets to area projects for youth and those with developmental disability. Housing assistance in the form of rental, homebuyer, emergency home repair, and rehabilitation provided direct assistance to applicants. Many major housing projects were completed prior to this program year, with several applications received for future projects, but funding agreements not executed until shortly after the program year's end. 2019, however, is now nicely lined up to feature several key projects based on the 2018 groundwork laid.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create or Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	0	0.00%			

Developer Subsidy - owner-occupied housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	8	3	37.50%	1	0	0.00%
Developer Subsidy - owner-occupied housing	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	8		5	8	160.00%
Developer Subsidy - rental housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	15	7	46.67%	17	0	0.00%
Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	9271	23.18%	4820	3121	64.75%
Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	11		45	11	24.44%
Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Facilities Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	5		0	5	
Financial Housing Assistance - owner-occupied	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	1		0	0	
Financial Housing Assistance - owner-occupied	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	3		20.00%		
Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Rental units constructed	Household Housing Unit	2	0		0.00%		
Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Rental units rehabilitated	Household Housing Unit	0	2				
Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	9		30.00%		

Financial Housing Assistance - rental	Affordable Housing Public Housing Homeless	HOME: \$	Housing for Homeless added	Household Housing Unit	0	7						
Grant Administration	Grant administration	CDBG: \$ / HOME: \$	Other	Other	0	5	5	5				100.00%
Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	10	1	1				100.00%
Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	60	34	3	18				600.00%
Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	78						
Housing Rehab and Modifications	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0						
Public Housing Improvements	Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	13	6	4	86.67%			66.67%

CAPER

4

Social Service Assistance	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	81040	162.08%	29312	24183	82.50%
Social Service Assistance	Homeless Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	85		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Bloomington continued to successfully focus on priority needs and strategies, including creating opportunity for affordable homeownership, development of affordable rental units, encouragement of neighborhood stabilization, assistance to the elderly and disabled, assistance to low-income households, and other means of assistance for special needs populations.

Homebuyer assistance was provided to 8 households (5 through the Community Development Block Grant and 3 through HOME), serving even a greater number of individual family members. Other forms of rehabilitation and home repairs were provided to another 18 households (primarily through CDBG) directly by HAND programming; 8 of these projects were designed specifically to enhance accessibility for persons with disabilities - primarily to accommodate aging in place. Other housing stabilization included funding improvements for the Bloomington Housing Authority and operation of Tenant-based Rental Assistance. Neighborhoods were more widely stabilized through support to the Boys and Girls Club and similar social service agencies focused on low-income populations. Specific special needs organizations beyond low-income included aid to LifeDesigns, Inc. HAND also utilizes local monies and programs such as its Housing Development Fund for similar efforts. HAND staff such as its Neighborhoods Program Manager additionally provide extra stimulus to completion of federal objectives.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	19,759	5
Black or African American	2,092	6
Asian	129	0
American Indian or American Native	148	0
Native Hawaiian or Other Pacific Islander	23	0
Total	22,151	11
Hispanic	662	0
Not Hispanic	21,489	11

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The CR-10 Table does not include all races tracked by HAND, which accounts for those identifying with mixed racial identities. Race groups not included are as follows: AI/AN&W 39; Asian&White 11; BAA&W 238; AI&B 25; Other 1,719 (hisp 542). This accounts for any disparity between CR-05 numbers and the CR-10 table.

With the presence of Indiana University in Bloomington, city limits incorporate a vibrant dynamic of racial and ethnic diversity less common in other parts of the state. The current Analysis of Impediments in use by the City of Bloomington does not identify any minority concentrations; however, a new draft Analysis of Impediments being conducted in coordination with consultants at Mullin & Lonergan anticipates some changes to the demographic analysis of the City for future CAPERS. 2010 Census data for Bloomington showed an 83% white racial classification and 3.5% Hispanic ethnicity. Service percentages of 89% white and 3% Hispanic by CDBG and HOME show a close parallel to these proportions, though attention should be paid to ensure minority service does not decrease any further from proportional representation. Taking into account the mixed and other racial categories tracked by HAND, minority service numbers increase significantly to 17.7% of population served were racial minorities and 5% identified as Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	838,999	686,869
HOME	public - federal	675,918	100,345

Table 3 - Resources Made Available

Narrative

Federal HUD funding for HAND includes the above dollars for the Community Development Block Grant and HOME programs. The City also received through a HUD Housing Counseling Grant, for instance totaling \$25,675 in 2017-2018; an application for a new counseling grant is pending for 2019. 2018 housing counseling programming served over 30 individual rental clients and over 50 individuals interested in purchasing a home. For individual rental clients, the City of Bloomington allocates General Fund dollars for security deposit assistance. HAND also administers social service funding via the Jack Hopkins grant program allocated by City Council; in 2018 HAND provided oversight to 20 agencies for this program. Social service dollars generated by the municipality locally now outweigh dollars provided by HUD for such purposes. General Funding also provides for neighborhood grants administered by HAND. Grant projects included a sign and bench and backpacks for kids, among others. 2018 example CDBG projects included a resilient rubber playground surface and shaded area with tables for a park located in a predominately low and moderate-income neighborhood and funding to repair and restore a deteriorated foot path also located in such a neighborhood. HAND furthermore operated a citizen academy on municipal engagement that served over 30 citizens and completed three neighborhood clean-ups collecting tons of trash, metal, and tires.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	100		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Bloomington identified citywide need as part of its 2018 Action Plan. All programs were advertised and available potentially citywide. Bloomington believes in elevating low and moderate-income areas but also investing in mobility opportunities for such households to move to higher-income areas of the city.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Bloomington has no present match requirement and did not provide intentional matching for HUD purposes for the 2018 program year.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,858,533
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,858,533
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,858,533

Table 5 – Fiscal Year Summary - HOME Match Report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	41,305	0	0	0	0	41,305
Number	1	0	0	0	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	41,305	0	41,305			
Number	1	0	1			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	7	5
Number of Non-Homeless households to be provided affordable housing units	21	30
Number of Special-Needs households to be provided affordable housing units	35	11
Total	63	46

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	7	5
Number of households supported through The Production of New Units	7	0
Number of households supported through Rehab of Existing Units	43	33
Number of households supported through Acquisition of Existing Units	6	8
Total	63	46

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Two new HOME-assisted rental properties did not complete construction in time for our 2018 CAPER; production numbers from projects began will be reported in the 2019 CAPER. TBRA numbers also remained fairly stagnant at the Bloomington Housing Authority, which is focused on a new strategic plan and in the process of pursuing RAD conversion. City affordable housing efforts have also been focused in program year 2018 with non-federal funding. For instance, Bloomington's workforce housing

program is quickly expanding, as units not eligible for HUD funding due to higher AMI levels are locked into affordability programming in return to various City incentives and waivers.

Discuss how these outcomes will impact future annual action plans.

New rental properties that were not completed during PY2018 will be completed in PY2019. As a result our 2018 rental goals are a bit lower than expected, with our 2019 rental goals probably being a little higher. The City with its Housing Development Fund can also think more strategically about what projects make the most sense for federal funding, what projects make the most sense for local funding and initiatives, and what projects may benefit from a combination of funding sources. HAND will also stay in touch with BHA as it moves forward with its revised vision as to how to most fruitfully partner.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	19	5
Low-income	9	1
Moderate-income	9	3
Total	37	9

Table 13 – Number of Households Served

Narrative Information

HAND continues work with outside agencies (public, private, and not-for-profit) to increase availability and access to housing for households across all income-thresholds, particularly for those at the lowest levels. HAND attends meetings of the South Central Housing Network, in addition to donating the space. HAND works regularly with organizations that attend these meetings such as Shalom Community Center. HAND has also been active in following the evolution of Community Housing Development Organization South Central Indiana Housing Opportunities as it has shifted from a development to advocacy-focused organization.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

HAND continues involvement with the Bloomington Police Department downtown outreach program. In particular, HAND has trained and worked closely with the new BPD neighborhood resource specialists, and to an extent with the BPD new social worker. These individuals assist in solving problems informally where no official government solution is available.

Jack Hopkins funding, prior noted, included in 2018 funding for metal shelving for an interfaith winter shelter, redesigned a technology closet for our domestic violence victim services center, funded a jail reentry transition support center, provided phone system replacement to the homeless service center, and more. Jack Hopkins funding totaled over \$300,000 in 2018.

Addressing the emergency shelter and transitional housing needs of homeless persons

Bloomington completes environmental reviews and housing inspections for several local programs not administered by the City. This includes permanent supportive housing for instance as well as Housing for Persons with AIDS. Overall, HAND helps coordinate and support the strong network of social services available in our community, including but not limited to any support we can provide to the Continuum of Care.

2018 local funding supported a water heater, furniture, and general renovations at Amethyst House, a substance-abuse services program. Privacy screens were also provided to Wheeler Mission.

HAND moreover provided TBRA assistance through the BHA to 5 new households, oversaw an owner-occupied home rehabilitation, provided funding to 7 households for emergency home repairs, and provided funding to another 8 households specifically for modifications for accessibility.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Local funding was provided for furnishings to the Boys & Girls Club, trauma-informed care for Catholic Charities, sewer connection for the Center for Sustainable living, a double convection oven for Community Kitchen, an insulated van for Hoosier Hills Food Bank, meat processing for Hoosiers Feeding the Hungry, work stations for CASA, daycare for Monroe County United Ministries, and more.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Bloomington continued its strong partnerships with Middle Way House and Shalom Center in their transitional housing and rapid rehousing programs. For example based on monitoring projections, Middle Way House was projected to serve approximately 1400 Bloomington shelter nights in 2018 PY and 60 Bloomington Residents.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Four public housing units were rehabilitated during this program year. Bloomington Housing Authority continues to be classified as High Performance. HAND continues attending Board Meetings of the BHA. TBRA funding remains for the BHA as well.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City continued its funding and participation in numerous BHA programs, such as Family Night Out and Wonder Women. For instance, HAND provided information at the Family Night Out event and funded empowerment kits for the Wonder Women empowerment conference. BHA and HAND are close and synergetic partners. The BHA Executive Director attenda City Cabinet meetings and regular weekly meetings on affordable housing; HAND, Planning, and Economic & Sustainable Development Directors of the City are also at these meetings.

Actions taken to provide assistance to troubled PHAs

Bloomington Housing Authority is not a troubled PHA. It has been ranked as a higher performer for 8 years and successfully completed a 10-year strategic plan in 2018 with consultant assistance. HAND has provided guidance to the BHA as it makes its transition to RAD, explaining HOME funding and giving information about low-income housing tax credits.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Though State policy unfortunately disallows for several strategies, the City of Bloomington nonetheless is very active in pursuing affordable housing through efforts such as amending zoning when appropriate, tax abatement, additional permitted uses, waiver of development standards, and increasing dwelling unit equivalents. Consultants were engaged with the City in PY2018 in drafting a new Unified Development Ordinance that also will be more permissive of creative housing solutions; that process is ongoing. Future plans include adopting a new zoning map to better move the City toward its Comprehensive Plan, also recently adopted.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Noted prior, HAND has been closely partnered with Bloomington Police Department's new neighborhood resource specialists, and to a smaller extent its new social worker. These employees focus not on enforcement but on problem solving at the most local of levels. Although funding agreements were not signed prior to the end of PY2018, HOME applications were solicited and received from Centerstone and another area developer, with funding agreements subsequently signed. Centerstone is a substance abuse and mental health social service. The project of the other developer includes a partnership with LifeDesigns, which focuses on developmental disability. Not only will these projects be affordable, but they will address the additional layers of challenge that low-income populations not infrequently face.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

HAND has maintained three Lead Risk Assessors and two Lead Risk Renovators on staff for its housing rehabilitation programs. Lead information is distributed to all and remediation is completed as appropriate for all HAND federally funded HMAL, EHR, and OOR programming. Information is also distributed through HAND's Housing Counseling program to both renters and buyers. Through Bloomington's rental inspection program, lead testing as necessary or requested also occurs. HAND partners with the Monroe County Health Department for even greater reach. In 2018, the Health Department conducted three lead risk assessments, with two having found hazards. Both were owner-occupied. One had high levels on an item a child played with and sucked on and that item was removed, with the parent and child also moving out. Both owners still need to contact the health department to conduct a clearance test. IU health monitors the children to ensure levels come down over time.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

HAND provides financial assistance to social service agencies through both the CDBG program and Jack Hopkins local funding. Significant funding from these sources go to local social service agencies directly engaged in reducing poverty-level families in Bloomington. Examples, many cited elsewhere in the narrative, include Middle Way House, Community Kitchen, and Monroe County United Ministries. A full list of CDBG agencies who received funds and the individuals they service can be found in Section CR-05 Goals and Outcomes.

HAND on its own attempts to fill the gap between housing costs and elevated local poverty levels through its housing education efforts (R101, Default Counseling, Predatory Lending), coordination of supporting programs, and appropriate referrals and information dissemination.

The City also approaches poverty from an economic-empowerment front through its Economic and Sustainable Development Department and Community and Family Resources Department. By promoting good paying jobs, a living wage, reducing language barriers, and other efforts, families are lifted out of poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As noted, Bloomington recently completed a new Comprehensive Plan and is in the process of working with national consultants in development of a new Unified Development Ordinance. HAND has also contracted with national experts to prepare its new Consolidated Plan and Analysis of Impediments, with those fruits to be seen in future years. All of these documents take an enhanced focus on affordable housing by expanding the institutional toolkit available to local officials and partners.

HAND in PY2018 also completed several internal task manuals to better services across times of employee transition. Cross-training and in-depth job training by sending staff to appropriate conferences also occurs.

HAND was involved in the new strategic plan developed by the Bloomington Housing Authority, situating that organization well to meet future needs. HAND is an active institutional figure in the community for housing issues, acting as a hub of sorts for the community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

HAND maintains active involvement with the Housing Network, primarily consisting of social services with a housing component. However, HAND also partners with private entities such as the Monroe County Apartment Association, Bloomington Chamber of Commerce, and Bloomington Economic Development Corporation. HAND distributes a regular landlord newsletter, a neighborhood newsletter, utilizes social media, and otherwise communicates effectively with stakeholders.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Addressing regulatory barriers to fair housing choice is what is being addressed through the UDO update. An affordable housing committee, including HAND's director, meets weekly, with at least monthly Mayoral attendance as well. HAND partners with the City's Human Rights Commission and Coordinator to address concerns and proactively educate the community. In 2018, fair housing brochures and newsletters were distributed, callers were provided information about emotional support animals, racial disparity was explored with a local nonprofit, familial status discrimination was presented on, laundry accessibility was discussed, new Spanish and English brochures were created, legal referrals were made, HOA disability discrimination was discussed, and much more. The City also operates a Commission on Aging, Commission on the Status of Black Males, Commission on the Status of Children and Youth, Commission on the Status of Women, Council for Community Accessibility, and other targeted forums.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Bloomington follows its policies and procedures outlined in its manual approved by the Bloomington Redevelopment Commission, available at <https://bloomington.in.gov/housing/notices>. Periodic updates are made to meet contemporary challenges and reflect regulatory changes.

HAND monitors all subreipients regularly through correspondence, inspections, and documentation review. No formal findings were made with social service or physical improvement funding recipients. Training and orientation is provided to such recipients to minimize possible compliance challenges. HAND did have a few small issues with long-term affordability adherents, however, with legal letters needing to be sent to obtain HOME rental unit resident documentation and one homebuyer household needing to be reminded of her residency requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Comprehensive Annual Performance Reports are always posted on the City's website, and made available via hard copy both at City Hall and the public library. Notice is announced in the local newspaper the Herald-Times. For the 2018 CAPER, the draft was printed August 8, 2019, in the newspaper and made available the same day in hard copy form.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes in program objectives occurred this year. However, HAND is in the process of working on its new Consolidated Plan and has started stakeholder meetings, put out a survey, and is working with consultants to see if changes for the future are needed.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

On-site HOME assisted rental properties included: 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086 and 3088 Covenant Drive; 1633 W. 8th St, 416 W. 4th St, 2446 S. Henderson St and 565 N. Walnut St.

Maintenance and repairs completed include: repair deadbolt; replace- repair flooring; repair electrical receptacle, repair closet doors; replace smoke detectors; functioning window locks; repair living room window, furnace documentation to work as designed, missing exhaust fan motor, proper service of deadbolt lock and replace an inoperable GFCI.

In addition, Bloomington requires all rentals within city limits to be inspected on a 3, 4, or 5-year inspection cycle. HOME units must comply with these additional terms and correct deficiencies. All residents are also allowed to request complaint inspections from HAND should landlords not be appropriately addressing issues. Moreover, though the City no longer administers programs such as Shelter + Care, the City does still conduct these affordable housing inspections.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)**

HAND operates an Affirmative Marketing Plan in compliance with HOME. To ensure all populations are reached, HAND takes actions to inform populations of available units, encourage populations to apply, and works to ensure equal opportunity ultimately in housing success. The City partners with entities such as the Indiana Fair Housing Center and Housing 4 Hoosiers to advertise and reach such populations.

The City also works to continuously update its website and enhance its reach through Next Door and in-person presentations and visits, to support its diverse community.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Information is included in an attached spreadsheet.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

HAND administers its downpayment and closing cost assistance program, which in PY2018 was amended to increase maximum funding availability for needy families while also tailoring subsidy to better ensure no excess subsidy is given. Rental subsidy also continues, with now more coordination with the local Housing Development Fund.

Moving forward, HAND is excited to now have a new HUD Certified Housing Counselor due to passing the examination and also will be welcoming a social work intern in fall 2019 who will be focusing on Fair Housing Issues.

Not noted elsewhere in the CAPER, HAND administers a historic preservation program that can aid in providing advice and resources to help families maintain their historic housing plus an unsafe building program to eliminate neighborhood blight and enhance safety and security.



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
BLOOMINGTON , IN

DATE: 08-02-19
TIME: 15:01
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	569,713.63
02 ENTITLEMENT GRANT	836,999.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	68,905.81
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,475,618.44

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	505,538.51
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	505,538.51
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	161,199.83
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	666,738.34
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	808,880.10

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	40,718.90
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	408,909.96
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	449,628.86
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	88.94%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2016 PY: 2017 PY: 2018
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	2,295,088.71
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	2,295,088.71
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	125,547.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	125,547.00
32 ENTITLEMENT GRANT	836,999.00
33 PRIOR YEAR PROGRAM INCOME	3,067.80
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	840,066.80
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.94%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	161,199.83
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	161,199.83
42 ENTITLEMENT GRANT	836,999.00
43 CURRENT YEAR PROGRAM INCOME	68,905.81
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	905,904.81
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.79%



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
BLOOMINGTON, IN

DATE: 08-02-19
TIME: 15:01
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	15	1086	HMAL-DN-125	14B	LMH	\$345.00
				14B	Matrix Code	\$345.00
2017	6	1059	Bloomington Housing Authority - 1310-1316 W. 12th	14C	LMH	\$40,718.90
2018	7	1100	Bloomington Housing Authority Rehabilitation - Rehab	14C	LMH	\$55,564.65
				14C	Matrix Code	\$96,283.55
Total						\$96,628.55

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	12	1065	6273435	COB Parks and Rec Crestmont Playground Rehabilitation	03F	LMA	\$92,869.60
					03F	Matrix Code	\$92,869.60
2017	11	1063	6228012	MCCSC Broadview Pedestrian Improvement Project	03L	LMA	\$65,000.00
					03L	Matrix Code	\$65,000.00
2017	10	1064	6223931	Monroe County United Ministries-Structural Improvements	03M	LMC	\$27,000.00
					03M	Matrix Code	\$27,000.00
2017	7	1060	6179109	Community Kitchen -- Emergency Generator Installation	03Z	LMC	\$13,301.13
2017	8	1061	6179109	LifeDesigns, Inc. 1701 Winslow; 2727 N. Dunn Rehabilitation	03Z	LMC	\$28,843.23
					03Z	Matrix Code	\$42,144.36
2018	6	1099	6220782	Boys and Girls Clubs at Crestmont - Public Services	05D	LMC	\$25,000.00
					05D	Matrix Code	\$25,000.00
2018	4	1097	6246677	Middle Way House-Domestic Violence Shelter - Public Services	05G	LMC	\$11,453.27
2018	4	1097	6266099	Middle Way House-Domestic Violence Shelter - Public Services	05G	LMC	\$2,395.73
					05G	Matrix Code	\$13,849.00
2018	1	1094	6216344	Monroe County United Ministries - Public Services	05L	LMC	\$13,849.00
					05L	Matrix Code	\$13,849.00
2018	2	1095	6199915	Mother Hubbard's Cupboard - Public Services	05W	LMC	\$23,146.38
2018	2	1095	6220782	Mother Hubbard's Cupboard - Public Services	05W	LMC	\$1,853.62
2018	3	1096	6196396	Community Kitchen - Public Services	05W	LMC	\$7,499.25
2018	3	1096	6204545	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6208528	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6220782	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6228012	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6246677	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6251580	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6261512	Community Kitchen - Public Services	05W	LMC	\$2,502.25
2018	5	1098	6196396	Hoosier Hills Food Bank - Public Services	05W	LMC	\$22,849.00
					05W	Matrix Code	\$72,849.00
2010	5	886	6167015	DP & CC (Fred)	13B	LMH	\$25.00
2010	5	939	6167015	DP/CC (Napo)	13B	LMH	\$25.00
2010	5	957	6167015	Down Payment and Closing Costs (Camb)	13B	LMH	\$25.00
2011	4	937	6167015	Down Payment and Closing Costs (mille)	13B	LMH	\$25.00
2011	4	940	6167015	DP/CC (Hann)	13B	LMH	\$25.00
					13B	Matrix Code	\$125.00
2014	15	1083	6167015	HMAL-LK-2219	14A	LMH	\$2,527.00
2014	15	1083	6170663	HMAL-LK-2219	14A	LMH	\$278.00



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
BLOOMINGTON, IN

DATE: 08-02-19
TIME: 15:01
PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	15	1088	6170663	HMAL-MP-4210	14A	LMH	\$1,060.00
2014	15	1089	6179109	HMAL-RF-121	14A	LMH	\$4,775.00
2014	15	1089	6179425	HMAL-RF-121	14A	LMH	\$25.00
2014	15	1089	6183831	HMAL-RF-121	14A	LMH	\$25.00
2014	15	1090	6175241	HMAL-SO-568	14A	LMH	\$1,150.00
2014	15	1091	6183831	HMAL-CS-706	14A	LMH	\$25.00
2014	15	1091	6196396	HMAL-CS-706	14A	LMH	\$8,330.00
2016	14	1110	6220782	HMAL-AE-922	14A	LMH	\$1,500.00
2016	14	1110	6223931	HMAL-AE-922	14A	LMH	\$200.00
2016	14	1121	6261512	HMAL-DJ-3610	14A	LMH	\$1,884.00
2017	13	1084	6162340	EHR-KG-2409	14A	LMH	\$160.00
2017	13	1085	6167015	EHR-PH-1709	14A	LMH	\$3,575.00
2017	13	1085	6183831	EHR-PH-1709	14A	LMH	\$1,725.00
2017	13	1093	6183831	EHR-FC-1315	14A	LMH	\$4,925.50
2017	13	1093	6191774	EHR-FC-1315	14A	LMH	\$994.50
2017	13	1107	6211500	EHR-AC-1600	14A	LMH	\$2,875.00
2017	13	1108	6216344	EHR-MC-750	14A	LMH	\$1,500.00
2017	13	1109	6216344	EHR-MT-3508	14A	LMH	\$4,150.00
2017	13	1111	6220782	EHR-BK-801	14A	LMH	\$5,900.00
2017	13	1111	6223931	EHR-BK-801	14A	LMH	\$2,000.00
2017	13	1111	6256334	EHR-BK-801	14A	LMH	\$2,350.00
2017	13	1112	6228012	EHR-LC-1600	14A	LMH	\$1,415.00
2017	13	1113	6237414	EHR-ML-1004	14A	LMH	\$2,875.00
					14A	Matrix Code	\$56,224.00
Total							\$408,909.96

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	6	1099	6220782	Boys and Girls Clubs at Crestmont - Public Services	05D	LMC	\$25,000.00
					05D	Matrix Code	\$25,000.00
2018	4	1097	6246677	Middle Way House-Domestic Violence Shelter - Public Services	05G	LMC	\$11,453.27
2018	4	1097	6266099	Middle Way House-Domestic Violence Shelter - Public Services	05G	LMC	\$2,395.73
					05G	Matrix Code	\$13,849.00
2018	1	1094	6216344	Monroe County United Ministries - Public Services	05L	LMC	\$13,849.00
					05L	Matrix Code	\$13,849.00
2018	2	1095	6199915	Mother Hubbard's Cupboard - Public Services	05W	LMC	\$23,146.38
2018	2	1095	6220782	Mother Hubbard's Cupboard - Public Services	05W	LMC	\$1,853.62
2018	3	1096	6196396	Community Kitchen - Public Services	05W	LMC	\$7,499.25
2018	3	1096	6204545	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6208528	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6220782	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6228012	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6246677	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6251580	Community Kitchen - Public Services	05W	LMC	\$2,499.75
2018	3	1096	6261512	Community Kitchen - Public Services	05W	LMC	\$2,502.25
2018	5	1098	6196396	Hoosier Hills Food Bank - Public Services	05W	LMC	\$22,849.00
					05W	Matrix Code	\$72,849.00
Total							\$125,547.00

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
BLOOMINGTON , IN

DATE: 08-02-19
TIME: 15:01
PAGE: 4

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	16	1106	6189806	CDBG Administration	21A		\$418.50
2018	16	1106	6194491	CDBG Administration	21A		\$7,477.98
2018	16	1106	6195767	CDBG Administration	21A		\$2,209.13
2018	16	1106	6196396	CDBG Administration	21A		\$291.63
2018	16	1106	6198276	CDBG Administration	21A		\$6,722.36
2018	16	1106	6199915	CDBG Administration	21A		\$141.00
2018	16	1106	6202504	CDBG Administration	21A		\$4,870.40
2018	16	1106	6206886	CDBG Administration	21A		\$10,835.23
2018	16	1106	6210364	CDBG Administration	21A		\$464.50
2018	16	1106	6210513	CDBG Administration	21A		\$6,500.76
2018	16	1106	6211500	CDBG Administration	21A		\$139.00
2018	16	1106	6214426	CDBG Administration	21A		\$8,435.81
2018	16	1106	6216344	CDBG Administration	21A		\$659.65
2018	16	1106	6219009	CDBG Administration	21A		\$8,867.58
2018	16	1106	6220782	CDBG Administration	21A		\$25.00
2018	16	1106	6222287	CDBG Administration	21A		\$5,426.08
2018	16	1106	6226456	CDBG Administration	21A		\$7,986.59
2018	16	1106	6228012	CDBG Administration	21A		\$132.14
2018	16	1106	6231015	CDBG Administration	21A		\$9,471.16
2018	16	1106	6235813	CDBG Administration	21A		\$7,893.19
2018	16	1106	6237414	CDBG Administration	21A		\$1,308.89
2018	16	1106	6239863	CDBG Administration	21A		\$8,416.18
2018	16	1106	6241870	CDBG Administration	21A		\$25.00
2018	16	1106	6244760	CDBG Administration	21A		\$9,767.85
2018	16	1106	6246677	CDBG Administration	21A		\$127.59
2018	16	1106	6249486	CDBG Administration	21A		\$7,275.47
2018	16	1106	6251580	CDBG Administration	21A		\$31.21
2018	16	1106	6253939	CDBG Administration	21A		\$9,268.68
2018	16	1106	6256334	CDBG Administration	21A		\$949.00
2018	16	1106	6259249	CDBG Administration	21A		\$1,478.83
2018	16	1106	6261512	CDBG Administration	21A		\$709.54
2018	16	1106	6263907	CDBG Administration	21A		\$385.20
2018	16	1106	6266099	CDBG Administration	21A		\$225.00
2018	16	1106	6268320	CDBG Administration	21A		\$679.72
2018	16	1106	6269255	CDBG Administration	21A		\$31,583.98
Total					21A	Matrix Code	\$161,199.83
							\$161,199.83